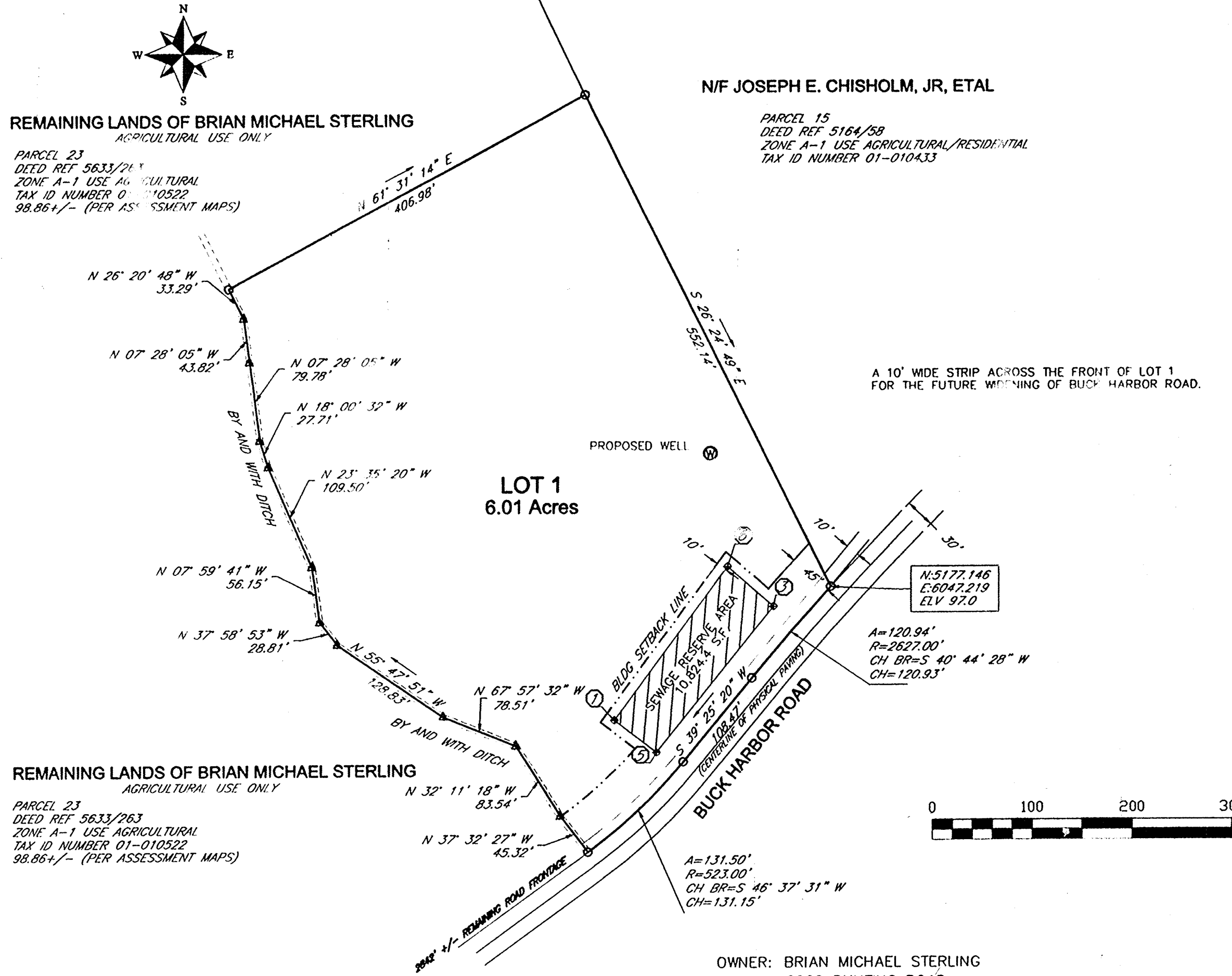


09/15/2014



REMAINING LANDS OF BRIAN MICHAEL STERLING  
AGRICULTURAL USE ONLY  
PARCEL 23  
DEED REF 5633/263  
ZONE A-1 USE AGRICULTURAL  
TAX ID NUMBER 01-010522  
98.86+/- (PER ASSESSMENT MAPS)

N/F JOSEPH E. CHISHOLM, JR, ETAL

PARCEL 15  
DEED REF 5164/58  
ZONE A-1 USE AGRICULTURAL/RESIDENTIAL  
TAX ID NUMBER 01-010433

LOT 1  
6.01 Acres

A 10' WIDE STRIP ACROSS THE FRONT OF LOT 1  
FOR THE FUTURE WIDENING OF BUCK HARBOR ROAD.

PROPOSED WELL



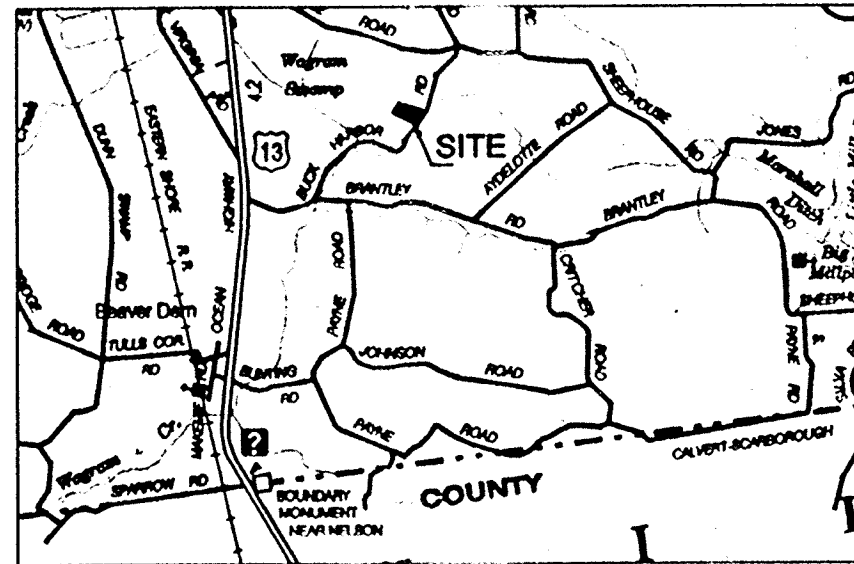
OWNER: BRIAN MICHAEL STERLING  
2622 BUNTING ROAD  
POCOMOKE, MD 21851-2944

ACCOUNT NUMBER 01-010522  
TOTAL AREA: 104.87 AC +/-  
TOTAL AREA OF LOT 1: 6.01+/- ACRES  
TOTAL AREA REMAINING: 98.86+/- ACRES  
ZONE A-1  
SETBACKS FOR SINGLE FAMILY DWELLING  
FRONT YD 60' FROM CENTER OF ROAD  
SIDE YD 20'  
REAR YD 50'

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY FLOOD RATE MAP, COMMUNITY PANEL NUMBER  
240083 0225 A DATE 06/16/92, THIS SUBDIVISION IS  
LOCATED IN FLOOD ZONE C.  
CURRENT LAND USE - AGRICULTURAL/RESIDENTIAL  
PROPOSED LAND USE - RESIDENTIAL  
NO TAX DITCHES LOCATED ON-SITE  
NO NON TIDAL WETLANDS VISIBLE ON SITE  
WATERSHED: POCOMOKE 21302  
SUBWATERSHED: LOWER POCOMOKE RIVER 2130202  
DEED REFERENCE 6333/263  
BUILDABLE AREA 3.9 AC +/-  
NO AGRICULTURAL STRUCTURES WITHIN 200' OF THIS SUBDIVISION

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A RESIDENTIAL LOT FROM  
PARCEL 23, LEAVING A RESIDUAL AREA OF 98.86 AC +/-.

THIS PLAT HAS BEEN PREPARED BY CHRIS D. CUSTIS A REGISTERED  
PROPERTY LINE SURVEYOR FOR THE STATE OF MARYLAND AND THE SURVEYING  
WORK REFLECTED HEREON IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH  
IN REGULATION 12 OF COMAR TITLE 9, SUBTITLE 13, CHAPTER 09.13.06.



VICINITY MAP  
NOT TO SCALE

WORCESTER COUNTY PLANNING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT  
CONSTITUTE A REPRESENTATION, GUARANTEE, OF WARRANTY OF ANY KIND BY  
WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE  
PRACTICABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO  
LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.  
ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER  
OR WATER SYSTEM OF SUITABILITY THEREOF IS BASED UPON STATE REGULATIONS  
EXISTING AS OF THE DATE OF APPROVAL; SUCH STANDARDS ARE SUBJECT TO  
CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE; IN THE  
EVENT STANDARDS CANNOT BE MET AS THE DATE OF APPLICATION FOR PERMIT,  
THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

Brian L. Ragland 9/11/2014  
CHAIRMAN DATE

OWNERS AND SURVEYORS CERTIFICATION

WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE  
ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING  
OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR  
DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY.  
(A 10' WIDE STRIP ACROSS THE FRONT OF LOT 1, SAID  
ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF BUCK HARBOR ROAD.)

ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE  
COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH  
OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT CONSENT OF THE COUNTY COMMISSIONERS.

Brian Michael Sterling 9/4/14  
BRIAN MICHAEL STERLING DATE  
Chris D. Custis 8/2/14  
CHRIS D. CUSTIS #599 (SURVEYOR) DATE

DEPARTMENT OF ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL  
SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE  
APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT  
TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE.

THE DISPOSAL SYSTEMS ARE RESTRICTED TO SPECIAL DESIGNS MEETING CURRENT  
ENVIRONMENTAL PROGRAMS STANDARDS. WATER SUPPLYING THE WELLS SHALL BE FROM  
A CONFINED AQUIFER (APPROXIMATELY 50 FEET BELOW THE GROUND LEVEL)  
SOME DEEPER CONFINED AQUIFER. (FOR EACH DWELLING UNIT, A MINIMUM OF 10,000 SQ FT  
EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT OF WAYS AND SUCH OTHER PERMANENT  
OR PHYSICAL OBJECTS, SHALL BE PROVIDED FOR THE SUBSURFACE DISPOSAL OF SEWAGE). SOIL  
EVALUATIONS WERE COMPLETED BASED ON EXISTING ELEVATIONS. ANY ALTERATIONS OF ELEVATION OR  
CHANGES IN GRADE ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THIS OFFICE.

Chris D. Custis 9-4-14  
APPROVING AUTHORITY - WORCESTER COUNTY DATE

SEWAGE RESERVE AREA

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	5043.639	5830.537	96.9	SRA CORNER
2	5157.455	5990.158	97.6	SRA CORNER
3	5011.342	5872.934	97.0	SRA CORNER
4	5197.793	5944.214	98.1	SRA CORNER

ALL ELEVATIONS AND COORDINATES ARE FROM AN ASSUMED DATUM.

WORCESTER COUNTY FOREST CONSERVATION STATEMENT  
LOT 1

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(9) OF THE NATURAL RESOURCES  
ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS  
EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE PARCEL IS BEING CREATED  
FOR THE PURPOSE OF CONSTRUCTING A DWELLING HOUSE INTENDED FOR THE USE OF OWNER OR  
IMMEDIATE FAMILY MEMBER OF THE OWNER PROVIDED THAT THE ACTIVITY DOES NOT RESULT  
IN THE CUTTING, CLEARING, OR GRADING OF MORE THAN 20,000 SQUARE FEET OF FOREST;  
AND IS SUBJECT OF A DECLARATION OF INTENT FILED WITH THE COUNTY. THE DECLARATION  
OF INTENT-IMMEDIATE FAMILY TRANSFER SHALL REMAIN VALID FOR A PERIOD OF FIVE YEARS FROM  
THE DATE OF LOCAL AUTHORIZATION. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A  
REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

TITLE MINOR SUBDIVISION OF THE LANDS OF BRIAN MICHAEL STERLING			
COUNTY	WORCESTER	STATE	MD
TAX DISTRICT	01		
TAX MAP	GRID	PARCEL	
92	10	23	
DEED REF.	6333/263		
PLAT REF	1		
DATE	08/24/14	REV	9/2/14
SCALE 1"= 100'			
<input checked="" type="checkbox"/> IRON PIPE FD <input type="checkbox"/> IRON PIPE SET <input checked="" type="checkbox"/> CONC. MONU FD. <input checked="" type="checkbox"/> CONC. MONU SET <input checked="" type="checkbox"/> UNMARKED POINT <input checked="" type="checkbox"/> DITCH		LICENSE EXPIRATION 04/14/2015	

P.206339

MSA 31257-8823

9/2/14